

HANSON ZONING BOARD OF APPEALS
Minutes of Public Hearing April 9, 2019

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member
Sean Buckley, Alternate

Petitioner: Egan Development – Case#19AP10
965 Main Street – 7:30 PM
Special permit/Site Plan

Robert Crowell, Crowell Engineering for the Petitioner
For the Board of Appeals: Peter Palmieri, Merrill Engineering

Comments from Building Commissioner/Zoning Enforcement Officer Robert Curran had no objections to the plan as shown; permits will be required for demolition and construction of the buildings.

Michele Grenier, Conservation Agent, commented that the project is within 100 feet of bordering vegetated wetlands and will require to file a Notice of Intent with Conservation. Deputy Fire Chief Robert O'Brien commented: the proposed buildings Units 1-8 and 11-14 must conform to Mass Building and Fire Code requirements and be sprinkled; all units must comply with installation of smoke/carbon monoxide detectors; all units must have visible numbers on them.

Property is in the Flexible Overlay zone. Property is 1.66 acres. Current house on the property will be demolished. Current setbacks will be maintained. New buildings will be 21' wide- 40' from each other. Parking is two per unit plus handicap spaces; will modify the plan for a wheel chair ramp.

Abutters present asked how long the project would take; concerned with runoff to abutting properties; traffic concerns. Egan stated that the project would take 9 to 12 months to complete.

Peter Palmieri, Merrill Engineering presented his responses to the proposal - some details that should be added to the plan. Primary considerations were stormwater runoff-looked at soil mass, disagree with the use of a type of soils in the drainage calculations. They feel that additional soil information should be submitted or calculations should be revised. Also additional testing should be done at each of the subsurface stormwater infiltration structures well as each of the basins. Also curious about the amount of fill being placed along the southeasterly side of the parking area – there is about 8-1/2 feet of fill and there is a proposed

retaining wall that varies from 6' to 10' in addition to the suggestion that this be looked at – retaining wall should definitely have a fence and a guardrail on it.

No handicap spaces shown on plan nor any handicap ramps. (should be at least 2 handicap spaces)

Because of the location of High Street to the proposed entrance of the project, this entrance should be pushed as far away from the intersection as possible. Needs to show more detailed lighting on plan. Questioning the width of the driveway – feels 18' is too narrow. Fire Department and Water Department should look at the size of the water main as well as the individual services to the buildings.

Bob Crowell, engineer for Egan Realty, will work with the proposed suggestions before the next hearing.

Motion made to continue the hearing until May 14, 2019 at 7:45pm: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0